

**417 Cranbrook Square SE**  
**Calgary, Alberta**

**MLS # A2304512**



**\$337,786**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	1,185 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	No Back Lane, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 182
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters		
<b>Inclusions:</b>	N/A		

Excellent value home. A very popular, established, community of Cranston that offers excellent amenities and accessibility to major highways, shopping and recreation spaces. This spacious 3-bedroom, 2-bathroom unit is inviting, open, and just the perfect place to come home to. Tastefully finished open floor plan with, Luxury vinyl laminate flooring in the main living areas. The kitchen is stunning with modern white cabinets, quartz counters, white backsplash tiles, and stainless steel appliances. The living room is very spacious and bright with lots of natural light streaming from three large windows. Nice dining space for the family to enjoy meal times together. The Primary Suite has a 4-piece en-suite and a walk-in closet. The 2 more bedroom are very good size too. 4-piece main bathroom, and in-suite laundry. Parking stall outside the unit. Nice large concrete patio space is ideal for you to relax away the summer. Affordable, with low condo fees, this is a perfect place to call home in this beautiful community of Cranston.